

PAWTUCKET BOARD OF APPEALS

Notice is hereby given that Zoning Board of Review of the city of Pawtucket will be in session in City Hall, Pawtucket, Rhode Island at 6:30 P.M., on Tuesday, April 26, 2005 in the City Council Chambers, and any continuation thereof when all persons will be heard for or against the granting of the following applications for variance or exceptions to the Zoning Ordinance of the City of Pawtucket.

1. Nextel Communications of the Mid-Atlantic, Inc. applicant, and Marshall Narragansett Park Drive LLC owner of 700 Narragansett Park Drive, Pawtucket RI, also known as Tax Assessor's Plat 41 Lot 275, located in a MO (Industrial Open) Zone requests a special use permit under Section 410-60I. and table of use regulations 410-12.17.J. for an antenna.

2. Pedro & Alpha Roca applicants & owners of 87/89 Columbine Avenue, Pawtucket RI, also known as Tax Assessor's Plat 5 Lot 282, located in an RT (Residential Two Family) Zone requests a dimensional variance under Section 410-77B(A) for excessive front yard paved parking area of 60% not in conformance with the regulations.

3. Marovelli Construction Inc. applicant, and Kevin & Lisa Lyon owners of 18 Dunnell Lane, Pawtucket RI, also known as Tax Assessor's Plat 34 Lot 192 located in an MO (Industrial Open) Zone

requests a dimensional variance under Section 410-113(A)(2)(b.) for 3' rear setback and 10' side setback for a six unit self storage building, not in conformance with the regulations.

4. Manuel & Joyce Rezendes applicants, and A-1 Mobile Home owners or 48 Alfa Drive (aka Alpha Drive) Pawtucket RI, also known as Tax Assessor's Plat 35 Lot 335 located in an MO (Industrial Open) Zone requests a special use permit under Section 410-113.1 for a new porch mobile home park.

5. Francisco Jaramillo owner and occupant of 200 Mineral Spring Avenue, Pawtucket RI, also known as Tax Assessor's Plat 52 Lot 876 located in a RM (Residential Multi Family) Zone requests a use variance for a restaurant and office under Section 410-12(6)(B)&(10)(C) which is not in conformance with the regulations.

6. Jason Coutu applicant, and Jason & Michele Coutu owners of 133 Suffolk Avenue, Pawtucket RI, also known as Tax Assessor's Plat 12 Lot 389 located in a RT (Residential Two Family) Zone requests a dimensional variance under Section 410-44 for the construction of a dormer over the porch within the front yard setback, which is not in conformance with the regulations.

7. John Soares owner & applicant of 163 Dora Street, Pawtucket RI, also known as Tax Assessor's Plat 50 Lot 1794 located in a RS

(Residential Single Family) Zone requests a dimensional variance under Section 410-44 & 410-46.6 for a two car garage within the required side yard setback, not in conformance with the regulations.

8. Aaron Usher III applicant and Michael J. Newman owner of 175 Grand Avenue, Pawtucket RI, also known as Tax Assessor's Plat 12 Lot 647 located in a RT (Residential Two Family) Zone requests a use variance under Section 410-12.6.C for a service business of less than 2,500 sq. ft. of gross floor area primarily serving local needs (commercial photography) which is not in conformance with the regulations.

9. EO Inc. owner, and Garrison Confections applicants, of property located at 250 Main Street, Pawtucket RI, further identified as Tax Assessor's Plat 53 Lot 623, located in a CD Zoning District requests a special use permit under Section 410-12.1.M for a Mixed Commercial Residential use, a use variance under Section 410-12.20.C for food processing operations, a dimensional variance under Section 410-76.A for parking requirements, and a dimensional variance under Section 410-80 for off street loading spaces, not in conformance with the regulations.

10. Lily Pad Development LLC, applicant and owner of 629 Prospect Street, Pawtucket RI, also known as Tax Assessor's Plat 37 Lot 435 located in a Commercial Local Zone, requests five (5) artist live/work units under Section 410-12 which is

**not allowed in this
zone.**

**Raymond Gannon
Chairperson
Board of Appeals**

City Hall is accessible to people with disabilities. Individuals requesting services of an interpreter for the hearing impaired must notify the City Clerk at 728-0500 (TDD #722-8239) 72 hours before the meeting date.